

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026058639 2 PG(S)**

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KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3488549

Prepared By and
When Recorded Return to:

SHUMAKER

Shumaker, Loop & Kendrick, LLP

P.O. Box 49948

Sarasota, FL 34230-6948

Phone: (941) 366-6660

Attention: **Juan C. Villaveces, Esq.**

Our File Number: M21448-416358

Doc Stamp-Deed: \$8,750.00

Consideration: \$1,250,000.00

Doc Stamps: \$8,750.00

Recording Fee: \$18.50

WARRANTY DEED

This Warranty Deed is made effective this 1st day of May, 2026, by Marvin A. Geller and Lynda L. Geller, husband and wife ("Grantor") to Sean W. Martin and Jill A. Martin, husband and wife, whose post office address is 3214 Dick Wilson Drive, Sarasota, FL 34240 ("Grantee").

Grantor, in consideration of the sum of Ten and No/100 Dollars (\$10.00) and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby conveys to Grantee the following described real property in Sarasota County, Florida:

Lot 66, LAUREL OAK ESTATES, SECTION 2, according to the map or plat thereof, as recorded in Plat Book 34, Page 11, of the Public Records of Sarasota County, Florida.

The Property Appraiser's Parcel Identification Number for the above-described real property is 0242100031.

Subject to valid easements, reservations and restrictions of record, governmental regulations and real property taxes for the current year.

Grantor hereby covenants with Grantee that Grantor is lawfully seized of the property in fee simple; that Grantor has good, right and lawful authority to sell and convey the property; that Grantor hereby fully warrants the title to the property and will defend the title against the lawful claims of all persons whomsoever; and that the property is free of all encumbrances not set forth herein.

WITNESSES AS TO BOTH:

Witness#1 Sign: [Signature]
Witness#1 Print: Jeannette Wooten
Witness #1 Address: P.O. Box 49948
Sarasota, FL 34230

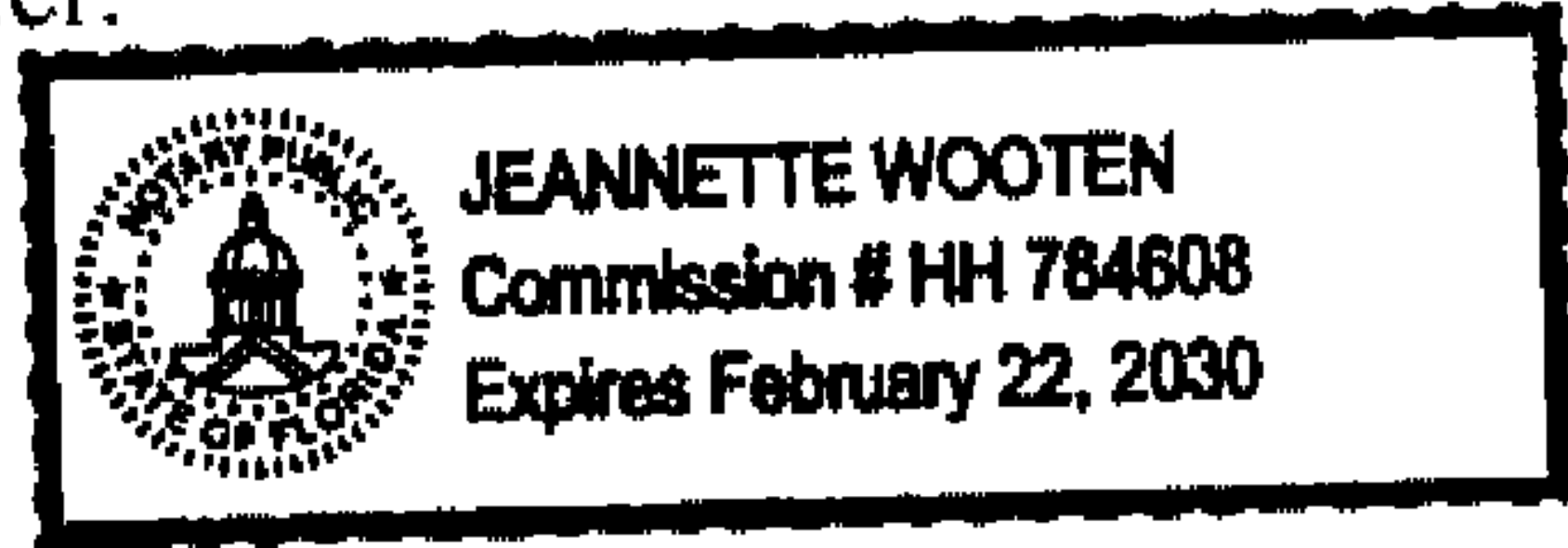
[Signature]
Marvin A. Geller
Address: 2 Landfall
Falmouth, MA 02540

Witness#2 Sign: [Signature]
Witness#2 Print: Darlene Lawry
Witness #2 Address: P.O. Box 49948
Sarasota, FL 34230

[Signature]
Lynda L. Geller
Address: 2 Landfall
Falmouth, MA 02540

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 18th day of May, 2026, by Marvin A. Geller and Lynda L. Geller.



[Signature]
Notary Public
Print Name: Jeannette Wooten
My Commission Expires: _____

Personally Known ____ (OR) Produced Identification
Type of identification produced FDL